

PROPOSAL FOR:

*Construction Manager At-Risk Services
for the Garden City Aquatics Center*



**TIMBERLAKE
CONSTRUCTION**
timberlakeconstruction.com

7613 N Classen Boulevard
Oklahoma City, OK 73116
405-840-2521

11349 E 60th Place
Tulsa, OK 74146
918-998-0887

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• <i>Guaranteed Maximum Price (GMP)</i>	
• <i>Utilization of Local Contractors</i>	
• <i>Self Performing of Work</i>	
• <i>Quality Control, Safety, & Utility Coordination</i>	

April 13, 2020

Jennifer Cunningham
Assistant City Manager
Garden City Kansas
301 N 8th Street
Garden City, Kansas 67846

RE: Construction Manager At-Risk Services for the Garden City Aquatics Center

Dear Ms. Cunningham

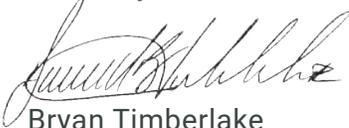
Timberlake Construction is pleased to submit our formal response and express our whole-hearted interest in Construction Manager At-Risk Services for the Garden City Aquatics Center. Timberlake has a proven record of constructing projects of similar size and scope. **We believe our company, team, experience, and mission to build a better customer experience make us a great partner for Garden City, Kansas.**

One of Timberlake's greatest strengths is the collaborative approach we take to all projects; teaming closely with the owner, architect, and key subcontractors. In addition to consulting on means and methods, material selection, cost budgeting, and constructability issues, we understand, and share a respect for, the architectural and engineering disciplines. We work closely with all team members to identify potential issues early and resolve them immediately. **Our goal is to have a successful project for everyone involved.**

Our preconstruction department will develop a manual and thorough deliverables customized for your project that will track every detail including scheduling, bid packages, estimates, and cost-saving methods. By having certified professional estimators and an in-house design professional on staff, we believe we are uniquely adept at fulfilling your needs.

Timberlake is committed to the highest level of quality that Garden City, Kansas deserves. We look forward to the opportunity to build a relationship between Garden City, Kansas and Timberlake Construction.

Sincerely,



Bryan Timberlake
President & CEO



BRYAN TIMBERLAKE

P: 405.840.2521 | C: 405.820.8746 | F: 405.840.5469
BRYAN@TIMBERLAKECONSTRUCTION.COM

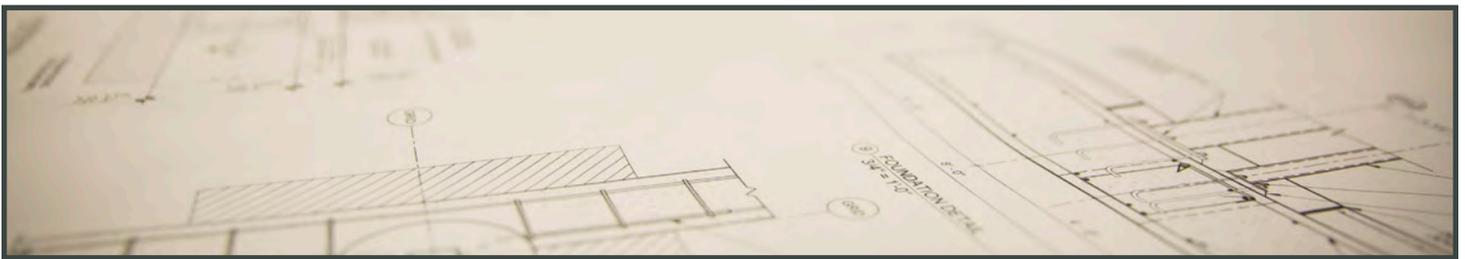
Preconstruction MORE THAN JUST BUDGETS.

BY DEFINITION

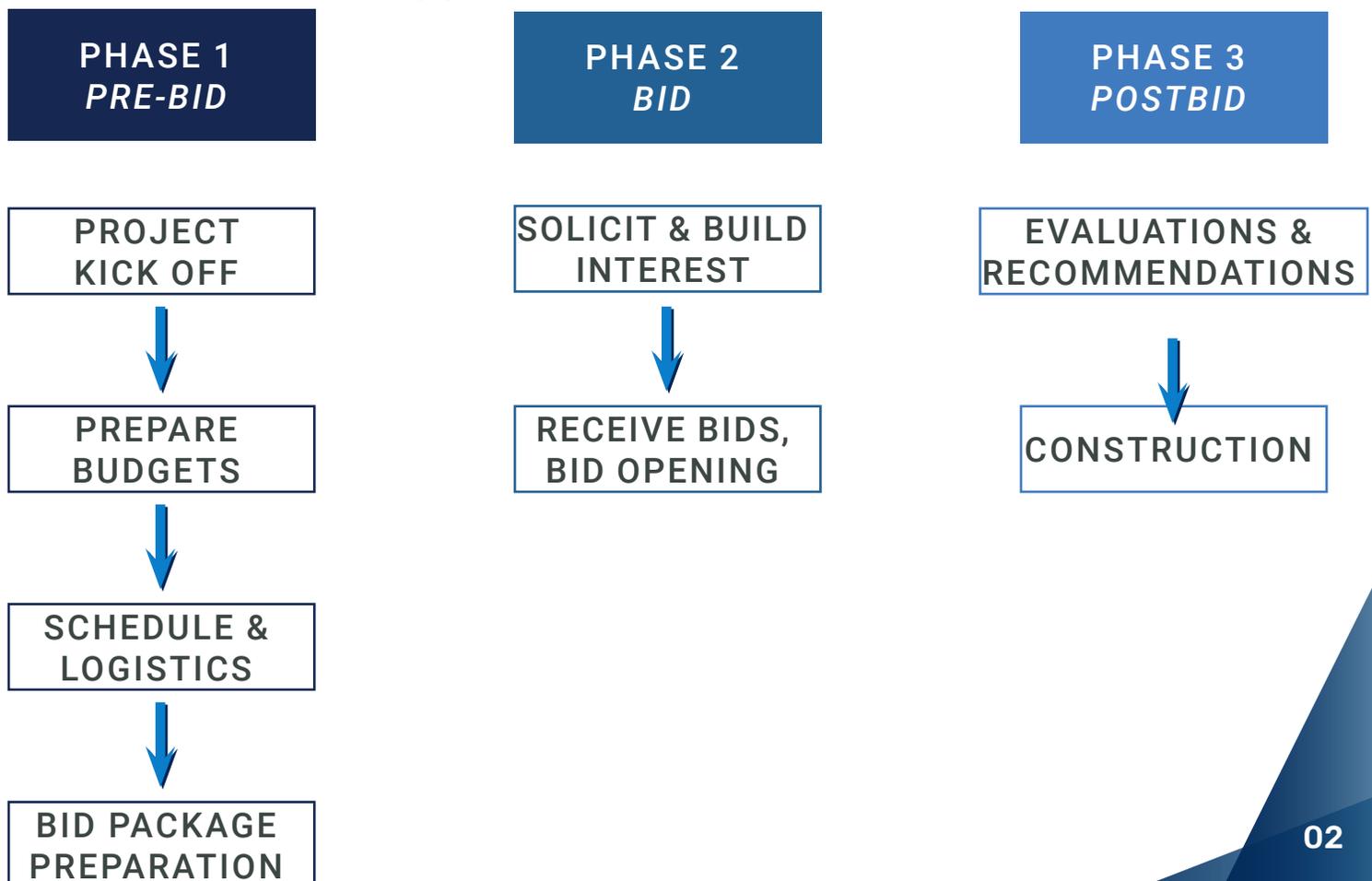
Preconstruction services are used in planning a construction project before the actual construction begins. It is a modern practice which seeks to assist in the overall planning, coordination, and control of a project from inception to completion, aimed at meeting a client's requirements in order to produce a functionally and financially viable project.

THE TIMBERLAKE WAY

Preconstruction at Timberlake goes beyond standard estimates. By analyzing critical design elements and timing decisions, we optimize constructability, functionality and financial impact for each project. Our early involvement in a project allows us to provide clear goals and outcomes for your vision as we move into construction. Collaborating with the project team consisting of owners, architects, engineers, and key subcontractors through the design and budgeting phase help meet and exceed expectations and ensure a successful project.



Preconstruction Approach



Construction Management
 BUILDING YOUR FUTURE, TOGETHER.

BY DEFINITION

Construction management is a professional service that uses specialized, project management techniques to offer the contractor's expertise beginning with the planning phase of the project. Construction management contractors are selected primarily based on qualifications. The purpose of construction management is to establish a high level of control over a project's time frame, cost, and quality.



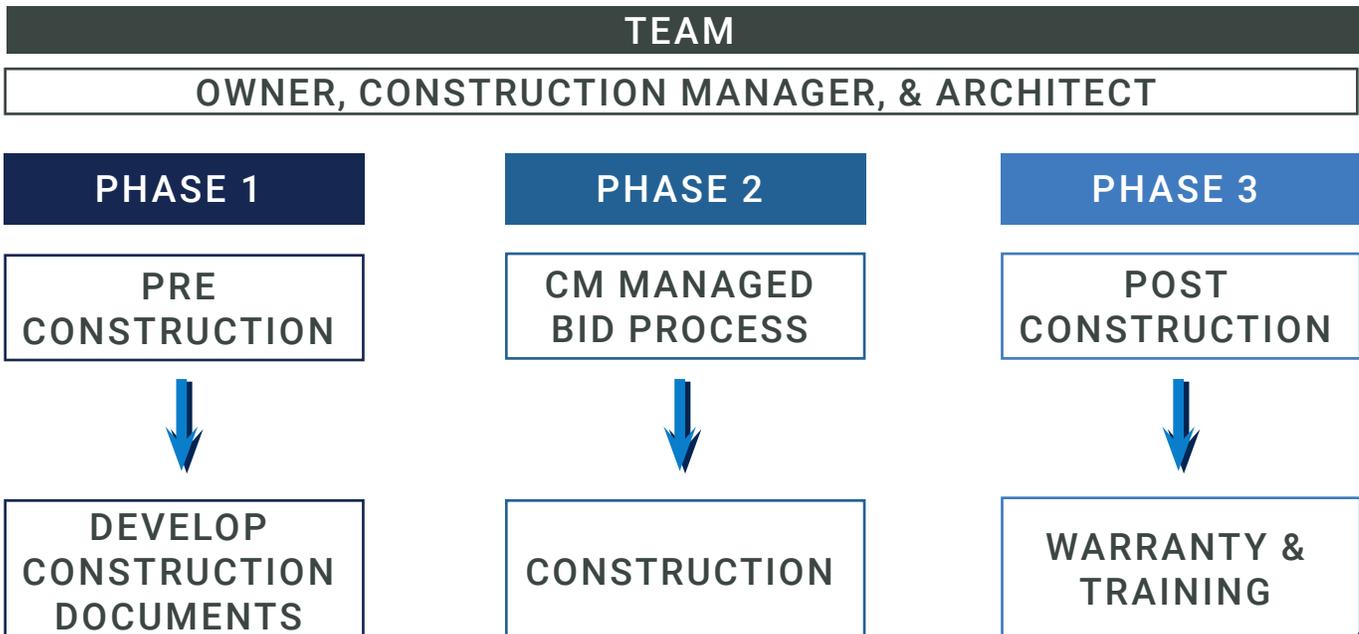
THE TIMBERLAKE WAY

Construction is a complex process and construction management allows us to break this process down into manageable phases that offer defined expectations and assurances for all stakeholders. Timberlake embraces a collaborative approach with the owner, architect, engineers, and key subcontractors from the conceptual stage through the completion of the project.

Construction management clients receive the full benefit of our preconstruction services including cost control, time management, and project logistics. Through understanding the design intent, we work with you to set goals, navigate challenges, and exceed expectations.

Our commitment is to be consistent, dependable and invested. During each construction phase, we meet challenges tenaciously and we won't hesitate to do what is necessary to maintain our standard of excellence. We are your steadfast ally and uncompromising advocate throughout the entire process of turning your vision into a reality.

Construction Management Approach



TIMBERLAKE CONSTRUCTION

CONSTRUCTION MANAGEMENT APPROACH

PROJECT APPROACH OVERVIEW

PROJECT APPROACH

Timberlake Construction strongly believes in the team concept relationship between owner, architects/ engineers, constructor, and key subcontractors.

This is the basis for any successful project. In addition to consulting on means and methods, material selection, cost budgeting, and constructability issues, we have an understanding of, and share a respect for, the architectural and engineering disciplines. Our goal is to have a successful project for everyone involved.



We believe a builder's perspective during the design process adds value to a project by allowing for constructability input and early cost feedback. Upon joining the team, Timberlake offers initial budget consultation based simply on the concept of the project. We then develop a line-item summary of all items believed to be in the project and assign a value to each item based on material selections, quantities, and details of materials. We continue to refine these budgets into more detailed estimates as the project progresses. This cost information is continually presented to the Owner and Architect for review and acceptance into the overall project budget.

Timberlake is staffed with experienced, results-oriented personnel who are active in field operations. All utilize the latest technology in management systems, project management software, scheduling software, digital imaging, internet tools, webcams, and video conferencing so the same level of quality control can be maintained wherever the project is located.

DEVELOPMENT OF GUARANTEED MAXIMUM PRICE (GMP)

Timberlake believes the GMP proposal must be within the Owner's budget to go forward. Our team will work throughout the preconstruction process to ensure the design and cost meet the expectations of the Owner. The timing and accuracy of the GMP is directly correlated to the development and clarification of project scope/ requirements. A GMP can be implemented at any stage of this development; however, the earlier the GMP is developed, will dictate the amount of contingency to be included in the GMP.

If the Owner requests a GMP before 100% completion of the construction documents, Timberlake will work with the project team to clearly identify everyone's understanding of the project scope, cost and schedule. This will be documented throughout our preconstruction process. This documentation provides clarity to all team members regarding the assumptions included at any stage of document development. The earlier the GMP is requested, the higher the amount of assumptions and the higher the amount of contingency required to ensure all costs are covered.



SCHEDULE APPROACH

Understanding the schedule is a direct correlation to understanding every detail of the scope.

In building our preliminary schedule, with involvement from the architect, we collectively take note of milestones not highlighted in the RFP overview. We allot time for permitting and adjusted drawing allocation time to best accommodate completing this facility in the most timely manner.

Our schedule is a way for everyone involved – Owner, Architect, Construction Manager, and Key Subcontractors – to be held accountable in both the Preconstruction and Construction process, while collaborating as a truly cohesive team.

Preconstruction Schedule: shows Design Time, Estimating Process, Bidding, and all identified major milestones that need to be reached. We

begin the Preconstruction Schedule to define objectives and milestones set forth by the Owner. This schedule begins with the first day of operation and then everything is planned back from there.

Construction Schedule: we will maintain a Master Critical Path Schedule. We engage our Superintendent(s) as early as possible, as they are the one responsible for creating, maintaining and ultimately fulfilling the construction duration.

We create a three week look-ahead schedule which is updated weekly in our subcontractor coordination meetings. This allows for engagement with the tradespeople and utilizes their unique problem solving skills to further accelerate the construction schedule as only someone with hands on experience can provide.

COST ESTIMATES, VALUE ENGINEERING, & CONSTRUCTABILITY REVIEW

Preconstruction at Timberlake goes beyond standard estimates. By analyzing critical design elements and timing decisions, we optimize constructability, functionality and financial benefit for each project. Our early involvement in a project allows us to provide clear goals and outcomes for your vision as we move into construction.

Collaborating with the project team consisting of owners, architects, engineers, and key trade partners through the design and budgeting phase helps to keep us aligned with the strict budget requirements.

Our preconstruction process utilizes the ideal combination of both in-house personnel, historical costs, take-offs, known unit costs, and subcontractors verification on select trade items to ensure the most accurate pricing.

We will work directly with the architect to understand the final intent at early plan stages to present budgets that are all-inclusive of the goals in which we all wish to achieve.

At Timberlake, our operations team is involved from day one. At all stages, plans are reviewed to provide the builder's perspective of constructability. The builder's perspective is important to ensure the project is completed most economically, while still maintaining the owner and architect's vision. This integrated approach of preconstruction and operations allows for continuity of experience with our project team.



BIDDING PERIOD SERVICES

The preconstruction department's estimating process at Timberlake utilizes the ideal combination of both in-house personnel and subcontractors to ensure the most accurate pricing. We complete estimates in-house, utilizing past historical costs, take-offs, known unit costs and seek subcontractor verification on select trade items to ensure accuracy of numbers. You have selected a Construction Manager at Risk method, which affords a greater level of integration and collaboration.

Your Project Manager, Jay Crawford, and Superintendent, Danny Rogers, will create the bid package scopes, with assistance from the preconstruction department. At all stages, plans are reviewed to maximize trade partner participation during the bidding process. This will secure us the highest number of bids to give you the best market value.

Timberlake facilitates all compliance with Title 61 competitive bidding requirements and it is our obligation as your Construction Manager to ensure an appropriate bid response. We will also assist in the verification process for subcontractors and make recommendations to the Owner, which we believe will ensure the success of the job.



CONSTRUCTION SERVICE

At Timberlake Construction, we are your advocate. We understand that time is essential, safety is paramount, and quality is non-negotiable. We create the right teams to guarantee the right outcomes.

- » Establish site organization and project controls.
- » Maintain daily log of job-site records, as-built drawings, and project documents.
- » Provide general conditions to meet project requirements.
- » Monitor and maintain quality control throughout the project.
- » Review submittals and shop drawings.
- » Development of procurement controls, ensuring material accuracy and timeliness.
- » Provide and monitor overall progress and short interval scheduling.
- » Prepare billings and progress payments for approval.
- » Conduct coordination meetings.
- » Establish and maintain open communication with the owner, architect, and subcontractors.
- » Provide coordination between trades.
- » Foster a spirit of teamwork and cooperation
- » Establish, monitor, and maintain specific job-site safety program and procedures.



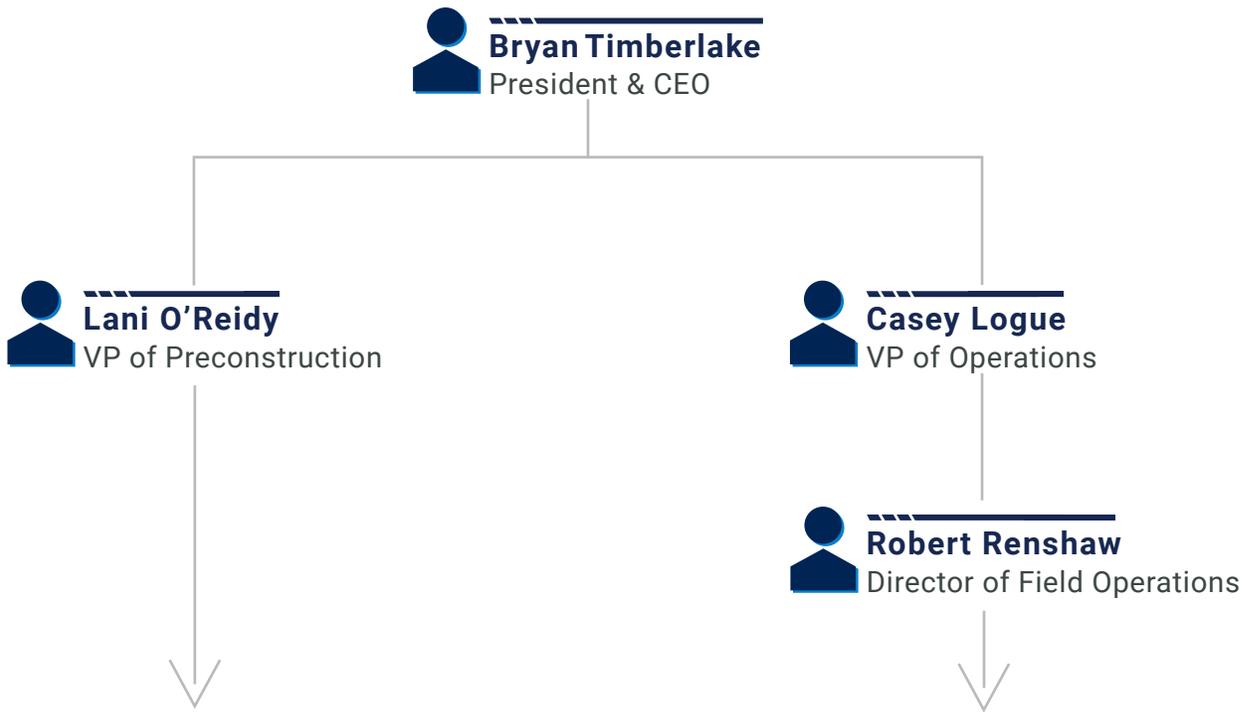
POST-CONSTRUCTION & CLOSE-OUT SERVICE

It's your building and your vision; we'd be honored to make that dream into a reality. Our commitment is to start strong and finish strong. We have a thorough training process to ensure you and your facilities team know your building as well as we do. Our close-out process begins with the start of construction.

- » Provide operation and maintenance manuals.
- » Secure and assemble warranties and/or guarantees.
- » Instruct owner's personnel in equipment operations and maintenance procedures.
- » Assist in actual start-up of equipment.
- » Complete all punch list items and obtain approval.
- » Implement closeout procedures and ensure requirements are met, including:
 - » Subcontractor and vendor final payments.
 - » Final lien releases and waivers.
 - » Consent of sureties.
 - » Close all permits, secure permanent Certificate of Occupancy.
 - » Receive warranty/guaranty work items from owner. Contact subcontractors and monitor work to ensure satisfactory repairs in a timely manner.
 - » Log all warranty items encountered during first year of operations.
 - » As-Built/Record Drawings—digital, as well as print copies, including:
 - » Submittals
 - » Samples
 - » RFI Log
 - » Conduct final walk-through with owner and architect at end of one-year operation coverage.



LEADERSHIP TEAM



PROJECT TEAM

Nick Witte
Preconstruction Manager

Jay Crawford
Senior Project Manager

Danny Rogers
Superintendent

ADDITIONAL TEAM MEMBERS AVAILABLE AS NEEDED

3 Team Members
1 Director of Preconstruction
1 Senior Preconstruction Manager
1 Preconstruction Manager

8 Team Members
3 Senior Project Managers
3 Project Managers
2 Assistant Project Managers

13 Team Members
5 Senior Superintendents
6 Superintendents
2 Assistant Superintendents

Bryan Timberlake
PRESIDENT & CEO

Mr. Timberlake joined the management team in 1999 and was named President in 2009. Under his leadership, Timberlake Construction has established itself as one of the leading companies of its kind in the Oklahoma City area and continues to open new markets, both locally and nationally, resulting in larger and more challenging projects.

While actively serving on several boards, Mr. Timberlake was recognized as a member of the 2005 Class of Achievers Under 40 for the Oklahoma City Metro. He was also elected by his peers to serve as the 2010 President of the Associated General Contractors of Oklahoma (AGC) and in 2012 received their highest honor as Builder of the Year.

Currently, Mr. Timberlake is focused on building a strong leadership team and a company culture that challenges everyone to be a part of something bigger than themselves. He is also always looking to find ways to provide exceptional service to our customers.



**UNIVERSITY OF CENTRAL
OKLAHOMA**
Bachelor of Business Administration,
Marketing



PROFESSIONAL & COMMUNITY INVOLVEMENT

- » Young Presidents Organization – Past President, Past Committee Chair, Board Member
- » AGC Oklahoma Chapter – Past President, Past Vice President, Board Member
- » University of Central Oklahoma Foundation – Board Trustee
- » First Tee of Metro Oklahoma City – Board Member, Committee Chairman
- » Oklahoma City Allied Arts – Past Fundraising Committee Member
- » Stagen Leadership Academy – Graduate and Member
- » Oklahoma City Foundation for Architecture – Past Board Trustee

Lani O'Reidy, MBA, CPE, CM-BIM
VICE PRESIDENT OF PRECONSTRUCTION

Mrs. O'Reidy joined Timberlake Construction in 2014, and brought an exceptional level of experience, both in her organizational skills and general construction knowledge. She has received a variety of professional awards including the 2014 Distinguished Alumna of the Year Award from the Department of Art & Design at Oklahoma Christian University and being named into the class of 2015 okc.BIZ Forty Under 40.

As Vice President of Preconstruction, and a Certified Professional Estimator (CPE), she leads the efforts in project planning and estimating well before a single shovel of dirt is turned. Mrs. O'Reidy is responsible for budgeting, estimating, cost control, value engineering, materials market analysis, and subcontractor relations. One of her main focuses is developing project-specific estimates from the initial design phase to the time actual construction begins. Mrs. O'Reidy works with each project manager all the way through project buy-out to ensure the success of the budget.



OKLAHOMA CHRISTIAN UNIVERSITY
Master of Business Administration,
Leadership & Organizational
Development
Bachelor of Fine Arts, Interior Design



PROFESSIONAL & COMMUNITY INVOLVEMENT

- » American Society of Professional Estimators (ASPE) – Landrun Chapter 80 Nominations Chair
- » Certificate of Management – Building Information Modeling (CM-BIM)
- » AGC Oklahoma Chapter – Member
- » Construction Real Estate Women (CREW) Oklahoma City Chapter – Member
- » Stagen Leadership Academy – Graduate and Member
- » OSHA-30 Construction Industry Certified
- » Procore Certified Associate

Casey Logue
VICE PRESIDENT OF OPERATIONS

Mr. Logue joined Timberlake Construction in 2007. As Vice President of Operations, he is responsible for overseeing Timberlake's operations teams, which include our project managers and our Director of Field Operations, as well as overseeing the safety and risk management program.

Determining work assignments and assembling strong and effective teams who will consistently deliver the highest quality on projects is one of Mr. Logue's many responsibilities. His other responsibilities include establishing policies and procedures, ensuring proper scheduling across all current and upcoming projects, and working with preconstruction to help create competitive bids.

Additionally, Mr. Logue plays a key role by leading the team that creates project-specific safety documents, inspects job sites, and trains all employees in current safety standards. He is the only Oklahoma participant of the Occupational Safety and Health Administration (OSHA) Challenge Program for construction. This a three-stage process that creates a safer and healthier workplace for employees.



**UNIVERSITY OF CENTRAL
OKLAHOMA**

Bachelor of Science, Industrial
Safety

ROSE STATE COLLEGE
Associate in Applied Science,
Business Administration



PROFESSIONAL & COMMUNITY INVOLVEMENT

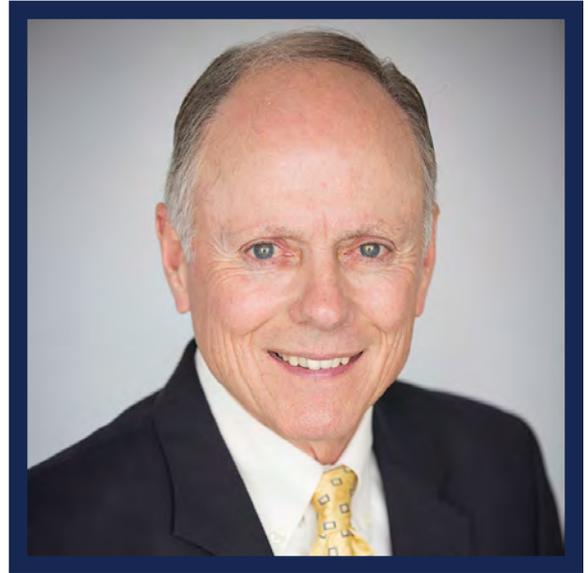
- » AGC Oklahoma Chapter – Education Foundation Vice Chairman
- » AGC Safety Management Certified
- » First Aid/CPR Certified Trainer
- » 30-Hour OSHA General Industry Certified
- » 30-Hour OSHA Construction Industry Certified
- » Authorized 10 & 30 Hour OSHA Construction Industry Trainer
- » JLG Equipment Authorized Trainer
- » Scaffold Training Institute Certified Trainer
- » 8-Hour Advanced Fall Prevention & Protection – Competent Person
- » UCO Safety Program Advisory Committee

Robert Renshaw
DIRECTOR OF FIELD OPERATIONS

Mr. Renshaw joined Timberlake Construction in 2002. He employs a hands-on approach to each project and has completed numerous projects under multiple delivery methods in almost every market sector.

As Director of Field Operations, he provides direction and leadership for our superintendents so that they can successfully meet, and even exceed, the owner's expectations by delivering the highest quality projects. He is also responsible for leading our quality control efforts by deepening the technical knowledge of each superintendent, setting clear goals, holding individuals accountable, and providing support when needed.

Additionally, Mr. Renshaw helps to ensure key project deadlines are met, as well as guides and supports each superintendent in successfully managing all subcontractors on the project. He actively participates in continual process improvement, including process development, implementation, and refinement.



UNIVERSITY OF KENTUCKY
Associate in Science, Business
Management



PROFESSIONAL & COMMUNITY INVOLVEMENT

- » AGC Oklahoma Chapter – Member
- » First Aid/CPR Certified

Nick Witte
PRECONSTRUCTION MANAGER

Mr. Witte joined Timberlake Construction in 2019 and has been in the construction industry since 2016. His past experience and hands on knowledge gives him an edge on understanding and implementing the means and methods of a project.

Mr. Witte works hard to build trusting and lasting relationships with subcontractors, owners, and architects. He has previously worked on multiple FEMA storm shelters at schools, office buildings, and athletic and sports facilities to name a few.

As an assistant preconstruction manager, Mr. Witte is responsible for assisting all parties beginning in the conceptual stages of a project by helping determine constructability and scheduling. His work then carries through to the bidding phase of the job and includes assisting in the review of logistics and solicitation of subcontractors..



OKLAHOMA STATE UNIVERSITY
Bachelor of Science, Construction
Management Technology

PROJECT EXPERIENCE

- » **Oklahoma Military Department**
Okmulgee Readiness Center
Okmulgee, OK
\$4 Million
- » **MarineMax Sales Center**
Monkey Island, OK
\$1.5 Million
- » **Alva Arena and Event Center**
Alva, OK
NDA
- » **Fancy Dance Casino**
Perry, OK
\$7 Million
- » **Oklahoma Department of Transportation Residency***
Sand Springs, OK
- » **Norman Middle Schools***
Norman, OK
- » **Norman Middle Schools IT Upgrades***
Norman, OK
- » **Jackson and Monroe Elementary Schools***
Norman, OK
- » **Northwood Elementary***
Piedmont, OK

PROFESSIONAL & COMMUNITY INVOLVEMENT

- » Association for Learning Environments (A4LE) - Member
- » 30-Hour OSHA Certified
- » AIC - Associate Constructor (AC) 2013-2015

* Denotes project completed with previous employer

Jay Crawford
SENIOR PROJECT MANAGER

Mr. Crawford originally joined Timberlake Construction in 2006 and rejoined team Timberlake in 2019. He has been in the construction industry since 1987. He brings to Timberlake an exceptional level of experience both in his organizational skills and his construction knowledge. Mr. Crawford has held many positions during his construction career including estimator, superintendent, quality control inspector, and now senior project manager.

As a senior project manager, Mr. Crawford will work directly with the owner and the architect. He is primarily involved in scheduling, management, sub-contractor coordination, material procurement, equipment selection, cost control and quality management. Additionally, Mr. Crawford is responsible for initiation, negotiations, and proper processing of all contract instruments in accordance with project specifications and state statute.



WHEATON COLLEGE
Bachelor of Science, Geology

PROJECT EXPERIENCE

- » **Ford County Jail**
Dodge City, KS
\$19.5 Million
- » **Oil States Piper Valve Expansion**
Oklahoma City, OK
\$5.5 Million
- » **Piper Valve Manufacturing Facility**
Oklahoma City, OK
\$6 Million
- » **Frontier State Bank**
Oklahoma City, OK
\$13 Million
- » **Cleveland County Jail**
Norman, OK
\$25 Million
- » **Mustang Mid-High Renovation**
Mustang, OK
\$7.5 Million
- » **Altus Municipal Complex**
Altus, OK
\$8.7 Million
- » **Bass Pro Shop**
Olathe, KS
\$22 Million
- » **Bass Pro Shop**
Independence, MO
\$34 Million
- » **Cotulla Border Patrol Station & Kennels***
Cotulla, TX
- » **Deming Border Patrol Station & Kennels***
Deming, NM
- » **Maps 3 Upper Park***
Oklahoma City, OK

PROFESSIONAL & COMMUNITY INVOLVEMENT

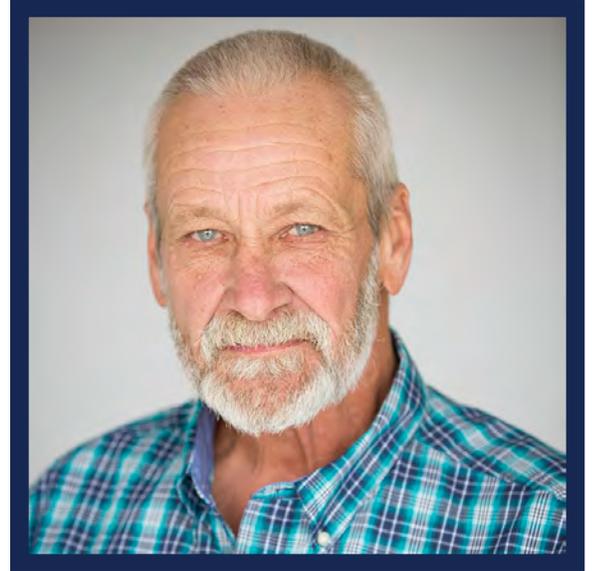
- » Procore Certified Associate
- » AGC Oklahoma Chapter – Member
- » 30-Hour OSHA Certified
- » Project Manager for Extreme Makeover: Home Edition in 2012

* Denotes project completed with previous employer

Danny Rogers
SUPERINTENDENT

Mr. Rogers joined Timberlake Construction in 2017 and has over 40 years of professional experience in construction. Prior to becoming a superintendent, he worked as a carpenter. Mr. Rogers has experience in constructing all types of buildings and is very familiar with renovations and additions to existing facilities.

As a superintendent, Mr. Rogers is your on-site supervisor and is accountable for the timely and cost-effective completion of the project. Additionally, he is responsible for scheduling, field coordination, quality control, job site safety and supervision of all subcontractors, workforces and trades.



PROJECT EXPERIENCE

- » **Fancy Dance Casino**
Perry, OK
\$7 Million
- » **Ardmore Child Development Center***
Ardmore, OK
- » **Stillwater Surgery Center***
Stillwater, OK
- » **Owasso Public Safety Center**
Owasso, OK
\$11.06 Million
- » **Tulsa Surgical Arts***
Tulsa, OK
- » **Cushing Methodist Church***
Cushing, OK

PROFESSIONAL & COMMUNITY INVOLVEMENT

- » Procore Certified Associate
- » AGC Oklahoma Chapter – Member
- » 30-Hour OSHA Certified

* Denotes project completed with previous employer

Timberlake Construction has a long history of delivering beautiful projects that perfectly meet the individual needs of each client we work with.

We have included a matrix below which outlines the relevant projects on the following pages and how they directly relate to your project based on your requirements of **experience in the Construction Management at Risk delivery method, recent experience with projects in the Garden City/Western Kansas area, and specific experience in the construction of pool and aquatic facility projects.**

Relevancy

Project	Construction Management at Risk	Garden City/ Western Kansas & Surrounding Area (within 100 miles)	Pool and/ or Aquatic Component(s)
Ford County Jail - Dodge City, KS	X	X	
Various Municipal Projects - Guymon, OK	X	X	
Bass Pro Shops - Various Locations	X		X
The Artesian Hotel & Spa - Ardmore, OK	X		X
Fun City Entertainment Center & Water Parks - Burlington, IA	X		X
White Water Bay, Bermuda Triangle - Oklahoma City, OK			X
Devon Boathouse - Oklahoma City, OK			X
The Artesian Hotel & Spa - Ardmore, OK			X
Fun City Entertainment Center & Water Parks - Burlington, IA			X
Block 42 Condominiums - Oklahoma City, OK			X
Centennial on the Canal - Oklahoma City, OK			X
Saint Eugene Catholic Church - Oklahoma City, OK			X
Holy Spirit Catholic Church - Mustang, OK			X

Ford County Jail – Dodge City, KS



SERVICE PROVIDED:
Construction Management at Risk

SIZE:
80,000 Square Feet

COMPLETION DATE:
November 2009

TYPE OF CONSTRUCTION:
New build of jail and sherrif's office

PROJECT VALUE:
\$10.5 Million

OWNER:
Ford County Commissions

ARCHITECT:
HMN Architects



Various Municipal Projects – Guymon, OK

SERVICE PROVIDED:
Construction Management at Risk

SIZE:
Fire Station: 25,500 Sq. Ft.
Library: 18,900 Sq. Ft.
Animal Shelter: 5,100 Sq. Ft.

COMPLETION DATE:
May 2013

TYPE OF CONSTRUCTION:
New builds of Fire Station, Library,
& Animal Shelter

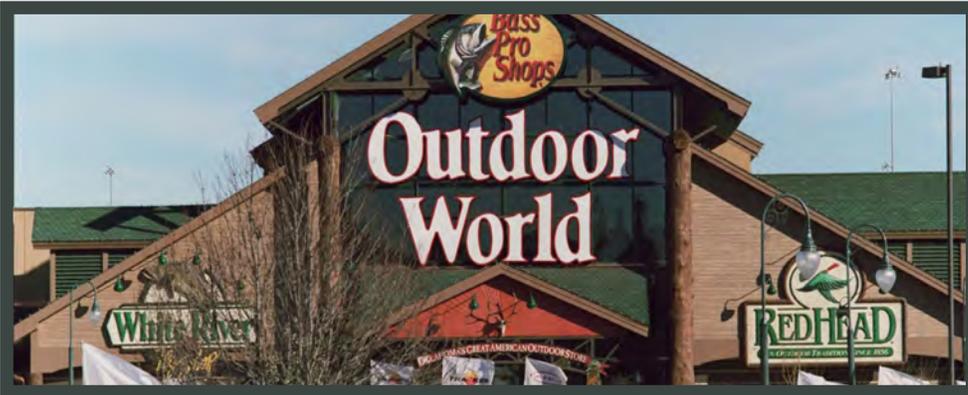
PROJECT VALUE:
\$10.2 Million

OWNER:
City of Guymon

ARCHITECT:
Hornbeek-Blatt



Bass Pro Shops - Various Locations



SERVICE PROVIDED:
Construction Management at Risk
& General Contractor

TYPE OF CONSTRUCTION:
New builds and renovations of
retail stores, floating restaurant,
and conference center

OWNER:
Bass Pro Outdoor World

ARCHITECT:
Butner Rosenbury



**PROJECT LOCATION, VALUE,
COMPLETION DATE:**

» **Oklahoma City, Oklahoma**
\$10.7 Million
2004

» **Macon, Georgia**
\$11 Million
2006

» **Branson, Missouri (Marina/
Floating Restaurant)**
\$4.4 Million
2007

» **Olathe, Kansas**
\$22 Million
2007

» **Independence, Missouri**
\$34 Million
2008

» **Manteca, California**
\$18 Million
2008

» **Ridgedale, Missouri (Big Cedar
Conference Center)**
\$10.6 Million
2008

» **Anchorage, Alaska**
\$18.9 Million
2014

The Artesian Hotel & Spa – Ardmore, OK

SERVICE PROVIDED:
Construction Management at Risk

SIZE:
140,000 Square Feet

COMPLETION DATE:
July 2013

TYPE OF CONSTRUCTION:
New build of hotel and spa

PROJECT VALUE:
\$43 Million

OWNER:
The Chickasaw Nation

ARCHITECT:
Richard R. Brown & Associates



Fun City Entertainment Center & Water Parks – Burlington, IA

SERVICE PROVIDED:
Construction Management at Risk

SIZE:
Water Park: 70,000 Square Feet

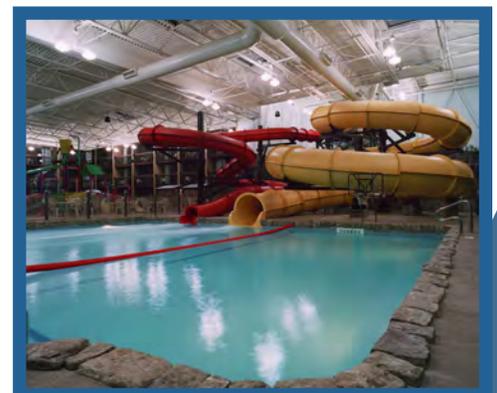
COMPLETION DATE:
December 2005

TYPE OF CONSTRUCTION:
New builds of family entertainment venue and water park

PROJECT VALUE:
\$11.4 Million

OWNER:
Fun City, LLC

ARCHITECT:
Fitzgerald Associates



White Water Bay, Bermuda Triangle – Oklahoma City, OK



SERVICE PROVIDED:
General Contracting & Engineering

COMPLETION DATE:
1987

TYPE OF CONSTRUCTION:
Dismantlement, transport to OKC, complete refurbishment, reassemble, and installation. Timberlake also built a pool and water features that surrounded the slide.

PROJECT VALUE:
\$285,000

OWNER:
CNL Lifestyle Properties

Devon Boathouse – Oklahoma City, OK

SERVICE PROVIDED:
General Contracting

SIZE:
321,600 Square Feet

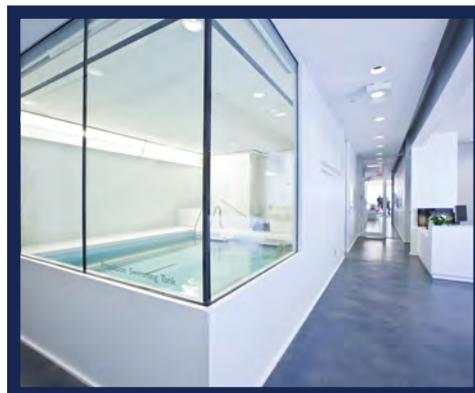
COMPLETION DATE:
January 2011

TYPE OF CONSTRUCTION:
New build of state-of-the-art training facilities for the nation's elite rowing, canoeing, and kayaking athletes

PROJECT VALUE:
\$7.5 Million

OWNER:
Oklahoma City University

ARCHITECT:
Elliott + Associates Architects



Sanctuary Asia Exhibit at the OKC Zoo – Oklahoma City, OK



SERVICE PROVIDED:
General Contracting

SIZE:
7 Acres

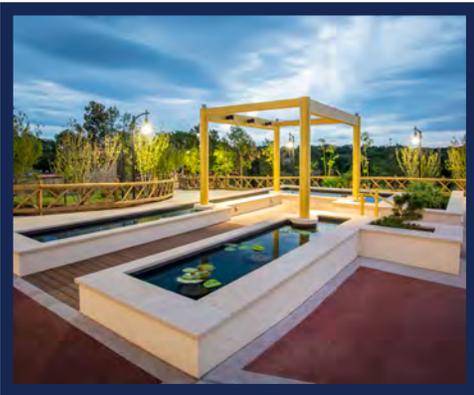
COMPLETION DATE:
September 2018

TYPE OF CONSTRUCTION:
New build to house eight different Asian species, included various water features within the exhibit as well as in the public spaces

PROJECT VALUE:
\$20 Million

OWNER:
The City of Oklahoma City

ARCHITECT:
Torre Design Consortium Ltd.



Oklahoma Centennial Fountain at United Way Plaza – Oklahoma City, OK

SERVICE PROVIDED:
General Contracting

COMPLETION DATE:
July 2004

TYPE OF CONSTRUCTION:
New build of fountain and hardscape

PROJECT VALUE:
\$406,000

OWNER:
The City of Oklahoma City

ARCHITECT:
Johnson Associates



Block 42 Condominiums – Oklahoma City, OK



SERVICE PROVIDED:
Construction Management at Risk

SIZE:
87,120 Square Feet

COMPLETION DATE:
June 2008

TYPE OF CONSTRUCTION:
New build of residential
condominiums, including a pool

PROJECT VALUE:
\$13 Million

OWNER:
Humphreys Real Estate
Investments

ARCHITECT:
HSE Architects



Centennial on the Canal – Oklahoma City, OK

SERVICE PROVIDED:
Construction Management at Risk

SIZE:
105,000 Square Feet

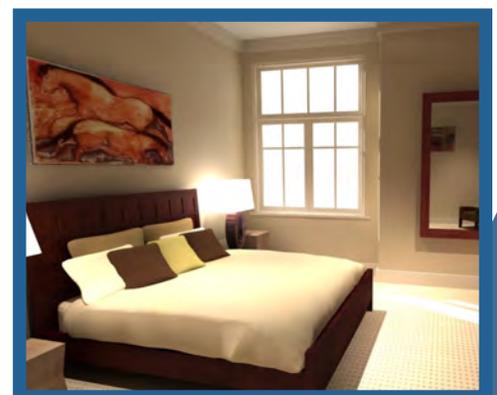
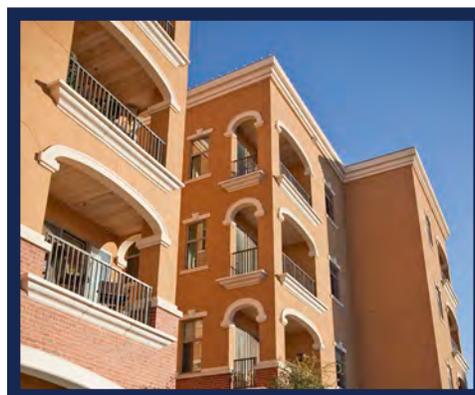
COMPLETION DATE:
June 2008

TYPE OF CONSTRUCTION:
New build of residential
condominiums, including a pool
and first floor retail space

PROJECT VALUE:
\$13 Million

OWNER:
Stonegate – Hogan

ARCHITECT:
HSE Architects



Saint Eugene Catholic Church – Oklahoma City, OK



SERVICE PROVIDED:
General Contracting

SIZE:
20,000 Square Feet

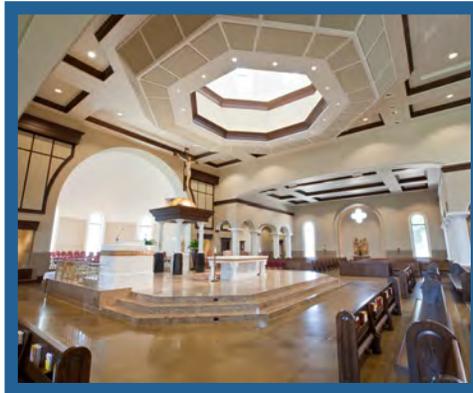
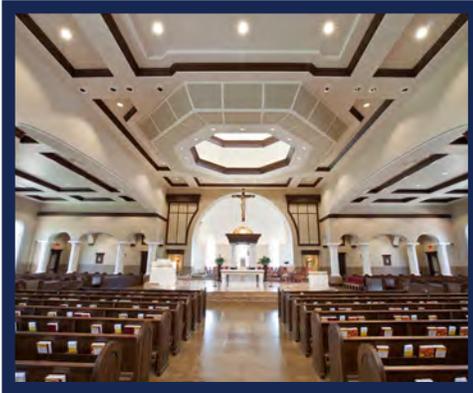
COMPLETION DATE:
April 2012

TYPE OF CONSTRUCTION:
New build of church, included
baptistry

PROJECT VALUE:
\$6.3 Million

OWNER:
Archdiocese of Oklahoma City

ARCHITECT:
Architectural Design Group



Holy Spirit Catholic Church – Mustang, OK

SERVICE PROVIDED:
Construction Management at Risk

SIZE:
18,000 Square Feet

COMPLETION DATE:
In Progress - April 2020

TYPE OF CONSTRUCTION:
New build of church, included
baptistry

PROJECT VALUE:
\$6.5 Million

OWNER:
Archdiocese of Oklahoma City

ARCHITECT:
Architectural Design Group



	Fee in Percentages
Preconstruction services to develop a GMP	0.15%
General conditions including on-site management, temporary structures, insurance costs, office expenses, and other overhead costs	4.5%*
Construction management	4%
Bond costs	1%

*depending on final duration



EMR Annual Workers Compensation Experience Modification Rating	
2019-2020	0.92
2018-2019	0.92
2017-2018	0.96



CHICKASAW NATION
KEN SMITH

580 272-5820

KEN.SMITH@CHICKASAW.NET



JOHNSON CONTROLS
RICK CANADA

405-312-4679

RICK.CANADA@JCI.COM



NORTHCARE
RANDY TATE

405-858-2700

RANDYT@NORTHCARE.COM

 **AIA**® Document A305™ – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO: Jennifer Cunningham Assistant City Manager Garden City
Kansas

ADDRESS:
301 N 8th Street Garden City, Kansas 67846

SUBMITTED BY: Timberlake Construction Co., Inc.

NAME: David B. Timberlake, II

ADDRESS: PO Box 18297 Oklahoma City, OK 73154

PRINCIPAL OFFICE: 7613 N Classen Blvd Oklahoma City, OK 73116

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT: *(if applicable)*
Garden City Aquatics Center

TYPE OF WORK: *(file separate form for each Classification of Work)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

§ 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 44

§ 1.2 How many years has your organization been in business under its present business name? 44

§ 1.2.1 Under what other or former names has your organization operated?

N/A

§ 1.3 If your organization is a corporation, answer the following:

- § 1.3.1** Date of incorporation: April 27, 1976
- § 1.3.2** State of incorporation: Oklahoma
- § 1.3.3** President's name: David B. Timberlake II
- § 1.3.4** Vice-president's name(s)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

Casey Logue, Lani O'Reidy

§ 1.3.5 Secretary's name:

§ 1.3.6 Treasurer's name:

§ 1.4 If your organization is a partnership, answer the following:

§ 1.4.1 Date of organization:

§ 1.4.2 Type of partnership (if applicable):

§ 1.4.3 Name(s) of general partner(s)

§ 1.5 If your organization is individually owned, answer the following:

§ 1.5.1 Date of organization:

§ 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

See Attached

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

See Attached

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

None

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

See Attached

§ 3.4.1 State total worth of work in progress and under contract:

Work in Progress: Approximately \$163,455,324 Work Under Contract: Approximately \$240,000,000

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

See Attached

§ 3.5.1 State average annual amount of construction work performed during the past five years:

2014: \$129,650,116 2015: \$111,653,824 2016: \$86,145,026 2017: \$95, 143,489 2018:
\$80,846,158 5 Year Average: 100,687,723

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Attached- Section Key Personnel

§ 4 REFERENCES

§ 4.1 Trade References:

Delco Electric, Jason Dickinson, 405-302-0210 | United Mechanical, Rod Rutherford, 405-528-1234 | Oklahoma Roofing, Ronnie Gilbreath, 405-670-1429 | Concrete Enterprises, Jake Brunner, 405-605-4141 | Tipton Excavating, Jeff Coil, 405-330-3831 | Cantera Concrete, Randy Hall, 405-525-9000 | Harrison Orr Mechanical, Joe Mackenzie, 405-528-3333

§ 4.2 Bank References:

MidFirst Bank Todd Sanders, Vice President PO Box 268879 Oklahoma City, OK 73126 405-767-7170

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

Zurich

§ 4.3.2 Name and address of agent:

Lockton Companies Jeff Carey 444 W 47th Street, Suite 900 Kansas City, MO 64112 816-960-9158

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Lutton & Co., PLLC One Broadway Executive Park 201 NW 63rd Street, Suite 100 P.O. Box 13120
Oklahoma City, OK 73113 March 13, 2019

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

N/A

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

N/A

§ 6 SIGNATURE

§ 6.1 Dated at this 13 day of April 2020

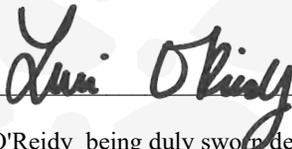
Name of Organization: Timberlake Construction Co., Inc.

By: Lani O'Reidy

Title: Vice President of Preconstruction

§ 6.2

X



Mrs. O'Reidy being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 13 day of April 2020

Notary Public: Molly Fitzgerald



My Commission Expires: 06/12/2023

TIMBERLAKE CONSTRUCTION CO., INC.
ACTIVE STATE INFORMATION
December 3, 2019

STATE	TIMBERLAKE AUTHORIZED TO DO BUSINESS	CONTRACTOR'S LICENSE REQUIRED	TIMBERLAKE LICENSED	LICENSE NO.	EXPIR. DATE
ARKANSAS	YES	YES	YES	# 0058200412	4/30/20
CALIFORNIA	YES	YES	YES	# 456214	5/31/20
FLORIDA	YES	YES	YES	CGC1509639	8/31/20
KANSAS	YES	No			
LOUISIANA	YES	YES	YES	# 31923	9/19/20
MISSISSIPPI	YES	YES	YES	# 12536	11/19/20
MISSOURI	YES	No			
NEW MEXICO	YES	YES	YES	# 29764	6/30/20
OKLAHOMA	YES	No			
TENNESSEE	YES	YES	YES	# 00046466	11/30/20
TEXAS	YES	No			
WASHINGTON	YES	YES	YES	IMBECC110R	2/24/20

Project Name & Location	Owner	Architect	Contract Amount & Type	Percent Complete	Scheduled Completion Date
University of Oklahoma New Softball Stadium & Gymnastics Renovation Norman, OK	University of Oklahoma Jeffrey J. Schmitt 405-325-6006 jschmitt@ou.edu	Populous Denver Finlinson 816-221-1500 denver.finlinson@populous.com	\$22 Million CM @ Risk	1%	On-Hold
Delta Tau Delta New House Stillwater, OK	Stillwater Delta Tau Delta Corp Ival Gregory ival.gregory@outlook.com	Blackledge Architects Larry Blackledge 405-848-2855 larry@blackledgearchitects.com	\$7 Million CM @ Risk	2%	July 2021
Delta Delta Delta Expansion & Renovation Norman, OK	Theta Gamma Housing Corp of Delta Delta Delta Steve Cooper (Owners Rep) 405-229-1930 steve@cooperpa.com	GH2 Architects Shannon Marshall 918-587-6158 contact@gh2.com	\$2 Million CM @ Risk	2%	July 2021
Will Rogers World Airport Terminal Renovation and Expansion Oklahoma City, OK	Oklahoma City Airport Trust J.R. Day 405-738-0977 john.day@okc.gov	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	\$62 Million General Contracting	20%	March 2021
Alva Rodeo Arena and Event Center Alva, OK	Alva Arena Authority Glen Calvert 1-800-527-8616 gcalvert@priefert.com	Tobin & Associates Keith Forbes 307-632-3144 keith@tobin-assoc.com	NDA CM @ Risk	5%	January 2021
Johnson Controls Coil Lab Norman, OK	Johnson Controls, Inc Rick Canada 405-312-4679 rick.canada@jci.com	MKCE Engineering Doug Klassen 405-740-3996 dklassen@mkce.com	\$885,000 General Contracting	60%	July 2020
Ag Credit Headquarters Edmond, OK	Oklahoma AgCredit Patrick Zeka 918-251-8596 patrick.zeka@okagcredit.com	Architects Collective Mark Thomas 918-492-2987 mthomas@apid.net	\$5 Million General Contracting	60%	August 2020
CSMS Phase III-b Norman, OK	Oklahoma Military Department OKSRM David Mihm 405-522-4079 David.mihm@omes.ok.gov	Architects in Partnership Matt Graves 405-360-1300 matt.graves@aipok.com	\$4.85 Million CM @ Risk	80%	May 2020
ASA Softball Hall of Fame Improvements Oklahoma City, OK	The City of Oklahoma City Eric J. Wenger, PE 405-297-2581	Triad Design Group Walter Joyce 405-752-1122	\$18.7 Million General Contracting	90%	April 2020

Project Name & Location	Owner	Architect	Contract Amount & Type	Percent Complete	Scheduled Completion Date
Fresenius North Lake Oklahoma City, OK	Fresenius Kidney Care David Cariello 781-699-9000	Christopher Kidd & Associates LLC Jason Pyne 262-901-0505 j.pyne@skiddarchitects.com	\$4.18 Million General Contracting	90%	April 2020
Holy Spirit Catholic Church Mustang, OK	Archdiocese of Oklahoma City Steve Cooper 405-229-1930 steve@cooperpa.com	Architectural Design Group J.C. Witcher 405-232-5700 jwitcher@adgok.com	\$6.5 Million CM @ Risk	90%	April 2020
Fancy Dance Casino Perry, OK	Global Gaming Ken Stonecipher 580-651-1483 Ken.Stonecipher@ggsol.net	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	\$7 Million CM @ Risk	90%	April 2020
Purcell C-Store & Casino Purcell, OK	Chickasaw Nation Ken Smith 580-421-9500 Ken.smith@chickasaw.net	Rees Dana Templeton 405-418-2335 dtempleton@rees.com	\$7 Million CM @ Risk	5%	On-Hold

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
Westmoore Fieldhouse Oklahoma City, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Able Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$4.4 Million CM @ Risk	January 2020
Johnson Controls Training Center Oklahoma City, OK	Johnson Controls, Inc Thad Steffan 414-524-5613 thade.steffen@jci.com	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	\$1.8 Million General Contracting	November 2019
MarineMax Sales Center Monkey Island, OK	MarineMax Sam Lowrey 727-531-1700 Sam.Lowrey@MarineMax.com	GH2 Architects, LLC Molly Allen 918-587-6158 mallen@gh2.com	\$1.5 Million CM @ Risk	November 2019
Jim Thorpe Oklahoma City, OK	Chickasaw Nation Ken Smith 580-421-9500 Ken.smith@chickasaw.net	Hornbeek-Blatt Tony Blatt 405-833-7441 ablatt@hornbeekblatt.com	\$1.1 Million General Contracting	November 2019
UCO Business Building Restroom Renovation Phase 2 Edmond, OK	University of Central Oklahoma Teresa Delaney 405-650-9336 TDelaney3@uco.edu	Studio Architecture Kiran Oliver 405-605-1044 koliver@studioarc.com	\$405,000 CM @ Risk	August 2019
Wayland Bonds Elementary School Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Able Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$2.3 Million CM @ Risk	July 2019
First United Methodist Church Kingfisher, OK	First United Methodist Church of Kingfisher Pastor Patrick McPherson 405-375-3286 pmcpherson@gmail.com	James Butcher, Retired Architect 405-375-5486 stargate@pldi.net	\$2.76 Million CM @ Risk	June 2019
Willis C-Store & Casino Lake Texoma, OK	Chickasaw Nation Ken Smith 580-421-9500 Ken.smith@chickasaw.net	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	NDA CM @ Risk	June 2019
Highland East Competition Gym Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	Eric Kozlowski Architect PLLC 405-447-1414 hodgesgroup@sbcglobal.net	\$5.4 Million CM @ Risk	June 2019
Touchmark Edmond, OK	Touchmark George Robertson 305-646-5186 george.robertson@touchmark.com	Spellman Brady Company Melissa Keeney 314-862-0070 mkeeney@spellmanbrady.com	\$3 Million CM @ Risk	June 2019

Location			Amount & Type	Completion
Johnson Controls Plant Expansion Norman, OK	Johnson Controls, Inc Rick Canada 405-312-4679 rick.canada@jci.com	MKCE Engineering Doug Klassen 405-740-3996 dklassen@mkec.com	\$28.6 Million CM @ Risk	May 2019
City of Owasso Public Safety Operations & Training Complex Collinsville, OK	City of Owasso Chief Mark Stuckey 918-376-1500 mstuckey@cityofowasso.com	Williams Spurgeon Kuhl & Freshnock (WSKF) Rick Kuhl, 816-300-4101 rkuhl@wskfarch.com	\$11.3 Million General Contracting	April 2019
Results Fitness & Nutrition Center Edmond, OK	Three Strand Properties, LLC Brian Attebery 405-562-2091 Atteberypersonaltraining@yahoo.com	Hornbeek-Blatt Tony Blatt 405-833-7441 ablatt@hornbeekblatt.com	\$413,555 CM @ Risk	March 2019
UCO East Gate Entry Edmond, OK	The Board of Regents of the Regional University System of Oklahoma University of Central Oklahoma David Stapleton 405-974-2574 dgstapleton@uco.edu	N/A	\$84,739 CM @ Risk	March 2019
CSMS Phase III-a Norman, OK	Oklahoma Military Department OKSRM David Mihm 405-522-4079 David.mihm@omes.ok.gov	Architects in Partnership Matt Graves 405-360-1300 matt.graves@aipok.com	\$520,000 CM @ Risk	November 2018
Oklahoma City Zoo Asia Exhibit Phase II Oklahoma City, OK	The City of Oklahoma City Oklahoma City Zoological Trust Dwight Lawson 405-425-0221 dlawson@okczoo.com	Torre Design Consortium Ltd. L. Azeo Torre 504-899-2932 a.torre@t-dcl.com	\$19.8 Million General Contracting	September 2018
Houchin Elementary Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Able Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$2.5 Million CM @ Risk	September 2018
Southmoore High School Pom and Lecture Hall Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	Eric Kozlowski Architect PLLC Eric Kozlowski 405-447-1414 hodgesgroup@sbcglobal.net	\$7.6 Million CM @ Risk	September 2018
University of Central Oklahoma Lot 10	The Board of Regents of the Regional University System of Oklahoma University of Central Oklahoma David Stapleton 405-974-2574 dgstapleton@uco.edu	Dewberry Eric LaMont 918-295-5273 elamont@dewberry.com	\$1 Million CM @ Risk	August 2018

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
Edmond North High School Stadium Edmond, OK	Edmond Public Schools Jason Ferguson 405-340-2800 jason.ferguson@edmondschools.net	LWPB, P.C. Jeffrey Wegener 405-722-7270 jwegener@lwpb.com	\$11.1 Million General Contracting	July 2018
NorthCare Infrastructure Oklahoma City, OK	NorthCare Randy Tate 405-858-2700 randyt@northcare.com	Architectural Design Group JC Witcher 405-232-5700 jwitcher@adgokc.com	\$760,000 CM @ Risk	July 2018
Kingsgate Elementary School Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Abila Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$2.21 Million CM @ Risk	May 2018
CSMS Repair/Modernization Phase IV Norman, OK	Oklahoma Military Department OKSRM David Mihm 405-522-4079 David.mihm@omes.ok.gov	Architects in Partnership Matt Graves 405-360-1300 matt.graves@aipok.com	\$3.1 Million CM @ Risk	April 2018
MidFirst Plaza Renovation Oklahoma City, OK	MidFirst Bank Brian Cuneo 405-767-7584 brian.cuneo@midfirst.com	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$3.51 Million CM @ Risk	March 2018
Johnson Controls, Inc Multiple Projects Norman, OK	Johnson Controls, Inc Rick Canada 405-312-4679 rick.canada@jci.com	MKCE Engineering Doug Klassen 405-740-3996 dklassen@mkec.com	\$47 Million CM @ Risk	February 2018
MidFirst Bank Dallas, TX	MidFirst Bank Brian Cuneo 405-767-7584 brian.cuneo@midfirst.com	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$1.2 Million CM @ Risk	October 2017
Southmoore High School Field House and Baseball Stadium Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	Eric Kozlowski Architect PLLC Eric Kozlowski 405-447-1414 hodgesgroup@sbcglobal.net	\$4.92 Million CM @ Risk	September 2017
UCO Chiller Edmond, OK	The Board of Regents of the Regional University System of Oklahoma University of Central Oklahoma David Stapleton 405-974-2574 dgstapleton@uco.edu	Piland Engineering, Inc Robert B. Piland 918-407-9771 rpiland2@petulsa.com	\$2.47 Million CM @ Risk	September 2017
Winding Creek Elementary School Storm Shelter/ Classroom Addition Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Abila Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$2.26 Million CM @ Risk	July 2017

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
CSMS Repair/ Modernization Phase II Norman, OK	Oklahoma Military Department OKSRM David Mihm 405-522-4079 David.mihm@omes.ok.gov	Architects in Partnership Matt Graves 405-360-1300 matt.graves@aipok.com	\$2 Million CM @ Risk	July 2017
Norman North High School Norman, OK	Norman Public Schools Dr. Nick Migliorino 405-364-1339 nickm@norman.k12.ok.us	Architects in Partnership Matt Graves 405-360-1300 Matt.graves@aipok.com	\$19.1 Million CM @ Risk	June 2017
Tuttle Public Schools Tuttle, OK	Tuttle Public Schools Bobby Waitman 405-381-2605 bwaitman@tuttleschools.info	Architects in Partnership Matt Graves 405-360-1300 Matt.graves@aipok.com	\$26 Million CM @ Risk	May 2017
Eastlake Elementary School Media Center Addition Oklahoma City, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Abila Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$1.80 Million CM @ Risk	April 2017
Fisher Elementary School Media Center Addition Oklahoma City, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Abila Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$1.80 Million CM @ Risk	April 2017
Bryant Elementary School Media Center Addition Oklahoma City, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	The Abila Griffin Partnership Clay Griffin 405-735-3477 cgriffin@theagp.net	\$1.80 Million CM @ Risk	March 2017
UCO Softball Renovation Edmond, OK	The Board of Regents of the Regional University System of Oklahoma University of Central Oklahoma David Stapleton 405-974-2574 dgstapleton@uco.edu	Sparks Reed John Alig 918-884-6007, Ext 703 john@sparksreed.com	\$2.14 Million CM @ Risk	March 2017
Eureka Water Silo Addition Oklahoma City, OK	Eureka Water Company Steve Raupe 405-235-8474 sraupe@ozarkah2o.com	Pinnacle Design Group Donald Frick 405-360-1102 Donald.frick@pdg-ae.com	\$171,240 CM @ Risk	February 2017
Briarwood Elementary Classroom Addition Oklahoma City, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	Eric Kozlowski Architect PLLC Eric Kozlowski 405-447-1414 hodgesgroup@sbcglobal.net	\$1 Million CM @ Risk	January 2017
CSMS Repair/ Modernization Phase I Norman, OK	Oklahoma Military Department OKSRM David Mihm 405-522-4079 david.mihm@omes.ok.gov	Architects in Partnership Matt Graves 405-360-1300 matt.graves@aipok.com	\$4 Million CM @ Risk	December 2016

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
IMMY New Immuno-Mycologics, Inc. Facility Norman, OK	IMMY Sean Bauman 405-360-4669 sean.bauman@immy.com	The McKinney Partnership Architects Greg Ward 405-360-1400 gward@tmparch.com	\$8 Million CM @ Risk	November 2016
Bob Moore Auto Group / Hurst Holdings Multiple dealerships & locations	L.M. Real Estate Co, LLC Tim Denny 405-605-2360 tdenny@bobmoore.com	Cress & Lopresto Architects Mark Lopresto 225-930-6040 mark@cl-architects.com	\$33 Million General Contracting/ CM @ Risk	August 2016
NorthCare Adult Services and Administration Building Oklahoma City, OK	NorthCare Randy Tate 405-858-2700 randyt@northcare.com	Architectural Design Group JC Witcher 405-232-5700 jwitcher@adgokc.com	\$14 Million CM @ Risk	August 2016
OU Chi Omega House Epsilon Alpha Chapter Norman, OK	Chi Omega House Corporation Jamie Fuller 405-823-9755 jfuller06@cox.net	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$1.17 Million CM @ Risk	August 2016
Mustang Public Schools Multiple schools & facilities Mustang, OK	Mustang Public Schools Sean McDaniel 405-587-0048 superintendent@okcps.org	MA+ Architecture Gary Armbruster 405-525-8806 gary@maplusarchitecture.com LWPB Architecture Jeff Wegener 405-722-7270 jwegener@lwpb.com	\$90 Million CM @ Risk	August 2016
Millwood Public Schools 2014/15 Bond Projects Phase II Oklahoma City, OK	Millwood Public Schools Cecelia Robinson 405-478-1336	Renaissance Architects Socrates Lazaridis 405-749-4642 slazaridis@renaissancearchitects.com	\$1.02 Million CM @ Risk	August 2016
OSSBA Building Renovation Oklahoma City, OK	Oklahoma State School Board Association Shawn Hime 405-528-3571 shawnh@ossba.org	Boynton-Williams & Associates Dayna Boynton 918-491-2208 dayna@bwaarchitects.com	\$312, 138 CM @ Risk	July 2016
Langston University Research Facility-South Farm Langston, OK	Langston University Mautra Jones 405-466-2937 Mautra.jones@langston.edu	LRFP Oklahoma State University Jana K Phillips, 405-744-1020 jana.phillips@okstate.edu	\$3.2 Million CM @ Risk	June 2016
Flying Tee Jenks Riverwalk Entertainment Facility Jenks, OK	Onefire Holding Company Garrett Mahoney 918-605-5643 garrettmahoney@me.com	Architectural Design Group JC Witcher 405-232-5700 jwitcher@adgokc.com	\$11 Million CM @ Risk	May 2016

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
Love's Travel Stop #115 Buena Vista, CO	Love's Travel Stops & Country Stores, Inc Terry Ross 405-749-9155 terry.ross@loves.com	Pascal Aughtry & Associates, Inc. Pascal Aughtry 405-463-3494 pascal@pascalarch.com	\$2.4 Million General Contracting	March 2016
Bleakley/Meoli Modern City Villa House Oklahoma City, OK	Bill Bleakley & Linda Meoli 405-301-6259 bbleakley@tierramediaigroup.com	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$540,000 CM @ Risk	February 2016
TierPoint Phase II Oklahoma City, OK	TierPoint Oklahoma, LLC Terry Morrison 405-917-3723 terry.morrison@tierpoint.com	Hornbeek-Blatt Tony Blatt 405-833-7441 ablatt@hornbeekblatt.com	\$9.15 Million CM @ Risk	February 2016
New Storm Shelters for Mustang HS & Education Center Mustang, OK	Mustang Board of Education Sean McDaniel 405-587-0048 superintendent@okcps.org	MA+ Architecture Gary Armbruster 405-525-8806 gary@maplusarchitecture.com	\$417,000 CM @ Risk	February 2016
Uptown Market Oklahoma City, OK	Esperanza Real Estate Investments, LLC Susan Binkowski 405-302-6273 sbinkowski@buyforlessok.com	Mass Architects Isaac Hines 405-231-1990 Isaac@massarch.com	\$9.43 Million General Contracting	January 2016
Millwood Public Schools 2014/15 Bond Projects Phase I Oklahoma City, OK	Millwood Public Schools Cecelia Robinson 405-478-1336	Renaissance Architects Socrates Lazaridis 405-749-4642 slazaridis@renaissancearchitects.com	\$2.1 Million CM @ Risk	December 2015
Cass Services, LLC Watonga, OK	Cass Services, LLC Christopher Nighbors 405-755-8488 cnighbors@casspolymers.com	N/A	\$257,069 CM @ Risk	November 2015
MidFirst-One Grand Oklahoma City, Ok	MidFirst Bank Brian Cuneo 405-767-7584 brian.cuneo@midfirst.com	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$4.44 Million CM @ Risk	October 2015
Edmond Public Safety Service Center Edmond, OK	City of Edmond Randy Drew 405-359-4770 randy.drew@edmondok.com	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	\$24.09 Million General Contracting	October 2015
Family Dollar Del Crest Shops Del City, OK	LS II Land Company c/o Sooner Investments Keith Paris 704-201-9466 kparis@parisprojects.com	Goppold Architecture Frank Goppold 704-334-2787 fgoppold@carolina.rr.com	\$2.29 Million CM @ Risk	September 2015

Project Name & Location	Owner	Architect	Contract Amount & Type	Date of Completion
Beta Theta Pi House Addition/Renovation Norman, OK	Beta Theta Pi Corp of OK c/o Beall Investments Robert Beall 817-399-1100 rsbeall@aol.com	GH2 Architects, LLC Michael R Hall 918-809-1000 mrh@gh2.com	\$9.85 Million CM @ Risk	September 2015
The Lakes at Castle Hills Clubhouse Lewisville, TX	CHGC, LLC Chris Martinez 972-410-6600 chrismartinez@ thelakesatcastlehills.com	Selzer Associates, Inc Dale Selzer 214-528-4499 dselzer@selzerarch.com	\$4.84 Million CM @ Risk	August 2015
Edmond Public Safety Service Center South Support Facility Edmond, OK	City of Edmond Randy Drew 405-359-4770 randy.drew@edmondok.com	Frankfurt Short Bruza Gary James 405-840-2931 gjames@fsb-ae.com	\$5.86 Million General Contracting	August 2015
Timber Creek Elementary School Moore, OK	Moore Public Schools Jeff Horn 405-735-4221 jeffhorn@mooreschools.com	Eric Kozlowski Architect PLLC Eric Kozlowski 405-447-1414 hodgesgroup@sbcglobal.net	\$12.41 Million General Contracting	August 2015
Century Center Oklahoma City, OK	100 Main, LLC Steve Hurst 405-605-1286 steve@h3okc.com	Butzer Gardner Architects 405-601-4949 dennis@butzergardner.com	\$10.94 Million CM @ Risk	July 2015
First American Title and Trust Moore, OK	First American Title and Trust Monica Wittrock 405-552-7740 mwittrock@firstam.com	MODA Architecture Julie Hornbeek 405-602-6632 Julie@modaarchitecture.com	\$4.93 Million CM @ Risk	June 2015
MidFirst-Two Grand Oklahoma City, Ok	MidFirst Bank Brian Cuneo 405-767-7584 brian.cuneo@midfirst.com	Bockus Payne Associates David Payne 405-842-0858 davidp@bockus-payne.com	\$1.05 Million CM @ Risk	May 2015

TIMBERLAKE
CONSTRUCTION

FINANCIAL REPORT
December 31, 2018 and 2017

Available Upon Request



April 3, 2020

Jennifer Cunningham
Assistant City Manager
Garden City Kansas
301 N 8th Street
Garden City, KS 67846

RE: Timberlake Construction Co., Inc.
Project: Garden City Aquatics Center

Dear Ms. Cunningham:

We understand you are considering a relationship with Timberlake Construction Co., Inc. and have requested information concerning the company's surety bond program.

The surety for Timberlake Construction Co., Inc. is Zurich American Insurance Company and/or its subsidiary Fidelity and Deposit Company of Maryland (collectively Zurich). Both Zurich American Insurance Company and Fidelity and Deposit Company are listed in the Federal Register Circular 570 with combined Treasury Limits of \$665,890,000 and are rated "A+" by A.M. Best. Normal disputes have arisen during the tenure of our relationship with Timberlake Construction; however, the surety has not paid out on any claims during the course of their relationship with Timberlake Construction and Timberlake Construction is in excellent standing with Zurich.

Zurich continues to support bid bonds, as well as performance and payment bonds for Timberlake Construction in excess of \$60,000,000 for single projects, with an aggregate program of \$140,000,000. At the request of our client, we would look favorably on supporting performance and payment bonds for the above referenced project. Our support is conditioned upon completion of the underwriting process, including satisfactory review of contract documents, confirmation of financing and our ongoing review of the operational and financial capacity of Timberlake Construction.

Please understand, this letter is not to be construed as an agreement to provide bonds for any particular project, but it is offered as an indication of our past experience and confidence in Timberlake Construction. Any arrangement to provide final bonds is a matter between Zurich and Timberlake Construction Co., Inc. and we assume no liability to third parties if we do not execute said bonds.

We highly recommend Timberlake Construction Co., Inc. to you. They are well managed, financed, and truly capable of meeting your requirements. If you have any questions in regard to this letter, do not hesitate to call.

Sincerely,

KANSAS CITY SERIES OF
LOCKTON COMPANIES, LLC

Debra J. Scarborough, AFSB
Vice President/Senior Surety Specialist
Surety Operations

TIMELINE NEEDED TO PREPARE A GUARANTEED MAXIMUM PRICE (GMP)

Preliminary budgeting efforts will occur throughout the design development process. This is our opportunity to ensure we are tracking with the owner's objectives for cost. Estimates typically take 2 weeks to produce. Timberlake will create a master schedule which integrates the design and budget milestones to ensure we are tracking for success from the beginning.

Once the documents reach a set point where enough information is present to create a GMP, Timberlake will commence with that process. This can either be done prior to receiving final bids from subcontractors or after that process is complete, depending on the Owner's preference. This take 3-8 weeks process depending on what point in the development of documents this occurs.

PROCESS TO DEVELOP A GMP

As mentioned, we will perform a preliminary budgeting effort and provide feedback as the documents progress to ensure we're developing a set of documents which hold to the Owner's budget requirements. We utilize a combination of subcontractor feedback and our historical unit costs to create thorough and accurate budgets from which we can make pivotal project decisions. We will advise, from the builders perspective how to detail and draw items in a way that is respectful of the owners overall budget objectives.

•From there, we utilize the process outlined in our response above and compare each budget iteration to ensure we're still where we need to be.

CONTINGENCIES

Any contingencies would be identified during the review of the construction document set, discussed with the Owner and would be clearly itemized in the on the final GMP proposal. This is considered the Owner's money and can only be used with their permission during construction.

During construction, as items come up, such as unforeseen conditions or design changes by owner, TCI will manage an updated owner contingency log for transparency. This log is updated monthly and discussed at each owner meeting.

SOLICITING BIDS

From our prior work history in Kansas and Northern Oklahoma, we have a database of subcontractors who work in the Garden City, KS area. We would use this list as the basis for starting the solicitation.

We will talk with the Owner and architectural team to get their input on vendors they have relationships with and are regional to this project and integrate them into the solicitation process.

We will speak with local suppliers to ensure we're including everyone we can during the solicitation process. Then we call and speak to each vendor to ensure maximum participation.

All vendors are considered equally in accordance with Kansas competitive bidding statues. Each will be evaluated on the basis of cost, ability and prior work history. It's important that we find a good balance of local, community contractors and vendors traveling to perform work that allows for cost control and community input.

We provided a similar effort in Alva, OK with great success.

SELF PERFORMANCE

Timberlake Construction does not self perform work in order to make sure you are getting the best value through a fully competitive bid process.

QUALITY CONTROL

Timberlake has a long history of successful client relationships with more than 80% of business coming from repeat clients. Success is measured differently by all project stakeholders. Throughout the course of the project our project team along with senior management will meet with the Owner to verify Owner satisfaction. Upon completion of the project Timberlake will host a “lessons learned” session with the entire project team to review and reflect upon the successes and areas for improvement from the project.

Safety

OUR PRIORITY IS YOUR WELLBEING.

BY DEFINITION

Safety services are the procedures, rules, and regulations that are or will be put in place to protect workers over the course of a project. Safety plans describe the process for identifying the physical and health hazards that could harm workers, procedures to prevent accidents, and steps to take when accidents occur.

THE TIMBERLAKE WAY

Timberlake Construction takes time to perform work correctly and safely. Timberlake’s Vice President of Operations, Casey Logue, leads the team to prioritize safety. With his help we have established a Corporate Safety Program, along with a site-specific plan, accommodating each project’s uniqueness. Timberlake Construction has been nationally recognized by the Associated General Contractors (AGC), winning the Safety Excellence Award in multiple divisions each year since 2016.



Timberlake Construction is the only contractor in the State of Oklahoma to have completed the OSHA Challenge and reach Voluntary Protection Program (VPP) status



VPP Status: Recognition for employers and employees who demonstrate exemplary achievement in the prevention and control of occupational safety and health hazards the development, implementation and continuous improvement of their safety and health management system. (Osha.gov, 2019)

UTILITY COORDINATION

Timberlake is capable to review utility construction plans and coordinate with the design team. During construction, Timberlake will coordinate with local utility companies / subcontractors for utility locates and coordinate scope of work schedules. Utilities is a vital component of every project and proper coordination between all parties involved is important for project success.